

Guidelines for Detached Residential Accessory Buildings

- Examples of accessory buildings include detached garages, storage sheds and gazebos.
- All accessory buildings require a building permit application to be issued by Park Services.
- The placement of an accessory building on a site must comply with the setback/sizing/lot coverage requirements as defined in the ***Provincial Park Cottage Subdivision Directives***. The applicant/lessee is responsible for verifying all property line/building placement locations.

Accessory Building Requirements/Limitations

- No Construction to occur within 5 ft. (1.5m) of the side and rear of the property boundaries and 20 ft. (6.0m) from the front of the lease boundary.
- Maximum eave width is 24" (610mm) and is ***not*** permitted within the 5' (1.5m) side and rear setback.
- Maximum of three detached accessory buildings are permitted per leased lot. Subject to maximum total area of all buildings to not exceed 50% total lot coverage (small firewood shelters are not considered an accessory building but may require a development/building permit).
- Cottage lots may include one accessory building which may be built to the same height as the dwelling, and may have more than one storey. All other accessory buildings (max. two additional for a total of three) may not exceed a maximum allowable height of 6.0m (20ft) measured from the lowest finished grade to the peak of the roof with a maximum attic height of 1.5m (5ft.)
- Sleeping quarters are allowed in one accessory building and may include plumbing for washroom facilities.
- Cooking facilities are not permitted in any accessory building.
- Accessory buildings may not exceed the size of the dwelling.
- Foundations exceeding 861 sq. ft. (80M²) may require engineering or other approved foundation types.
- Accessory buildings must be at least 1.2m (4 ft.) from the dwelling located on the same property.
- All roof drainage including downspouts and grading from the building shall be provided to ensure all drainage is being directed away from the site without discharging on to or negatively impacting adjacent property.

Information required for Approval

- Please complete date and sign a ***Development/Building Permit Application***.
- If you are constructing a building that conforms to a standard accessory building, please complete and submit the "***Standard Detached Accessory Building Worksheet***".
- If your proposed building does not conform to a standard design, then please include one set of detailed construction drawings, the drawings must be drawn to scale with dimensions and include:
 1. A floor plan
 2. A cross section
 3. Elevations
 4. Foundation details
 5. Lot Plan
- Shop drawings from manufacturers must be submitted along with design plans if pre-engineered trusses and/or lintels are being used.
- Please include a copy of your most current ***Real Property Report*** (if available) with your application.